



May 1, 2024

DC Office of Zoning
441 4th Street, NW, Suite 200S
Washington, DC 20001

Dear DC Zoning Commission:

I am writing in my role as Pastor of Living Word Church to support the redevelopment of Martin's View Apartments. I am pleased that the proposal posed by Martin's View LLC (which is comprised of Kaye Stern Properties and Bensahel Capital) addresses the critical need for new housing in Ward 8 by creating ~650 net new housing units, including ~36% affordable units across various income bands, without displacing current residents.

I support the proposal to use a phased redevelopment plan that prioritizes the relocation and return of existing Martin's View residents in the first phase to minimize disruption; this plan includes the full replacement of the existing 156 units, as well as a commitment from Martin's View LLC to honor current rents for all existing residents in good standing. Furthermore, the planned common spaces, senior amenities, daycare center, basketball court, fitness center, and proposed improvements to the access to Fort Greble Park will greatly increase the quality of life for existing and new tenants.

The redevelopment of Martin's View will do more than create housing. It also represents a substantial and sustained investment in Ward 8 that will create both building trades jobs for local residents during the construction phase of redevelopment, as well as permanent jobs to support ongoing property operations after occupancy.

In closing, I strongly urge you to approve the proposed redevelopment of the Martin's View Apartments. I believe this is the sort of sustainable investment and change that the Bellevue community needs.

Sincerely,

Cliff M. Beckford,

Sr. Pastor

Cliff Beckford
Cliff Beckford, Pastor

Eugene Sheppard EWS

Apostle Eugene Sheppard, Overseer

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ZONING COMMISSION
District of Columbia
CASE NO.23-29
EXHIBIT NO.31